



praia d'el rey

GOLF & BEACH RESORT
ÓBIDOS PORTUGAL



vila do golfe

PHASE 3

A rare living experience in a collection of 12 exclusive private villas situated a few short steps from the beachfront and with uninterrupted breathtaking golf and ocean views.

Prices from € 895.000

SPECIFICATIONS

Sitting on one edge of the resort along the 3rd fairway, the design of these villas is sophisticated and contemporary but based on simplicity. Understated and discreet, these Villas were conceived under the testament of complete privacy and luxury.

ENTRANCE HALL AND CORRIDORS

Front door: Aluminium panel door with high security lock
Floor: Ceramic tiles MARGRÈS "Chick Vogue" 45 x 45
Walls: Plastered and painted with white plastic paint
Ceiling: Plastered and painted with white plastic paint
Skirting: Matching ceramic tiles
Stairs: "Moleanos" beige stone with beech wood handrail

LOUNGE / DINING AREA

Floor: Ceramic tiles MARGRÈS "Chick Vogue" 45 x 45
Walls: Plastered and painted with white plastic paint
Ceiling: Plastered and painted with white plastic paint
Skirting: Matching ceramic tiles
Fireplace: Open fireplace in "moleanos" stone

BEDROOMS

Floor: Ceramic tiles MARGRÈS "Chick Vogue" 45 x 45
Walls: Plastered and painted with white plastic paint
Ceiling: Plastered and painted with white plastic paint
Skirting: Matching ceramic tiles

KITCHEN

Floor: Ceramic tiles MARGRÈS "Chick Vogue" 45 x 45
Walls: Ceramic tiles MARGRÈS "Chick Vogue" 30 x 60
Ceiling: Plastered and painted with white anti fungus plastic paint
Work top: Black granite "impala" with 3cm thickness
Units: Fully fitted XEY deluxe kitchen model Alpina (choice ranges: Capri, Marbella, Córcega, Avant, Modena, Baviera, Siena, Aquarela*). For more information visit the web site www.xey.es

KITCHEN APPLIANCES

Dishwasher
Tall fridge freezer
Mid height built in oven and microwave
Combined washer drier
Ducted stainless steel extractor
Stainless steel gas hob
Stainless steel (1½ bowl) sink with drainer
Single lever mixer tap FRANKE "Active"

EN-SUITE BATHROOM

Floor: Ceramic tiles MARGRÈS "Chick Vogue" 45 x 45
Walls: Ceramic tiles MARGRÈS "Chick Vogue" 30 x 60
Ceiling: Plastered and painted with white anti fungus plastic paint
Vanity tops: Black granite "impala" with 3cm thickness
Sanitary Ware suspended : JACOB DELAFON "Ove". Washbasin JACOB DELAFON "Manosque"
Taps: SANINDUSA "Tube"
Shower screens: 10mm Tempered glass

BATHROOMS AND CLOAKROOM

Floor: Ceramic tiles MARGRÈS "Chick Vogue" 45 x 45
Walls: Ceramic tiles MARGRÈS "Chick Vogue" 30 x 60
Ceiling: Plastered and painted with white anti fungus plastic paint
Vanity tops: Black granite "Impala" with 3cm thick
Sanitary Ware: JACOB DELAFON "Ove"
Taps: SANINDUSA "Tube"
Shower screens: 10mm Tempered glass

VERANDAS AND TERRACES

Floor: Tiles Heart of Stone 49x49 cm
Walls: Rendered and painted with white plastic paint
Ceiling: Rendered and painted with white plastic paint

CARPENTRIES

Floor: Varnished beech wood doors with stainless steel ironmongery
Wardrobes: Varnished beech wood sliding doors with internal hanging rail and sets of wood drawers and shelf
Bathroom units: Varnished beech shelf

OTHER INCLUSIVE FIXTURES

- Choice of wall tiles throughout (cost up to €35,00 per m2-VAT included)
- Choice of floor tiles throughout (cost up to €35.00 per m2-VAT included)
- Swimming pool :
 - 40m2 with an average depth of 1.60m
 - Includes 2 lights
 - Full concrete and tiled
 - Pool heating, manual cover and filtration equipment
 - Pool side shower
 - Pool terrace with Tiles "Heart of Stone" 49x49 cm
- Garden with plants and lawn area. Hedging will be included for privacy. Fully automatic irrigation system
- Barbeque – consisting of brick walls with stainless steel sink, tap and brick constructed grill
- Windows to be white lacquered sliding windows except in bathrooms which are casement windows with tilt for ventilation
- Electric under floor heating with digital temperature control in every division
- Wall mounted gas fired hot water boiler with separate hot water storage tank
- Electric heated towel rail in every bathroom
- Solar panels
- External light fittings to front door and verandas and terraces
- TV and telephone sockets in living room and bedrooms
- Security alarm system.
- Built-in safe
- Door bell with Video Intercom
- Garage with electric door and 2 remote controls

N.B* The opportunity to select from the options available can only be permitted up until conclusion of the brick walls, which is approximately 3 months after construction starts



These 12 four-bedroom detached and linked Beach villas are in an exclusive location with nothing but stunning golf and ocean views.



Detached Villa

Typical 4 bedroom floorplan

Each Beach Villa, ranging from 250 to more than 400 square metres of construction area, has 4 bedrooms, including 1 exquisite master suite, 5 bathrooms and large open-plan kitchens and dining rooms. The large outdoor living space makes

these villas an ideal place for entertainment with its heated pool set in private gardens, barbeque and expansive terraces overlooking the golf course and ocean beyond. Additional amenities include state-of-the-art kitchens and top-tier appliances.

middle floor



top floor



basement/garage



Linked Villa

Typical 4 bedroom floorplan

The 4 bedroom linked villas with their large open plan kitchen and dining room are perfect as a family home. With private gardens and views east over the 3rd fairway, relaxation, golf and the beach are just moments away.

Each villa has three storeys and includes a master bedroom, three further bedrooms, five bathrooms, plus each property's generous outdoor living space comes with a heated pool set in private gardens, barbeque facilities and a terrace.

middle floor



top floor



basement/garage

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